| 074.0 | 0002 | 0005.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 830,900 / 830,900 |
| | | | | | USE VALUE: 830,900 / 830,900 |
| | | | | | ASSESSED: 830,900 / 830,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 119 | | RIDGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GROSSMAN JOHN |
| Owner 2: | COOL CHRISTINA |
| Owner 3: | |
| Street 1: | 119 RIDGE STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | JOSHI PREETI M & - |
| Owner 2: | SANGURDEKAR DIPEN P - |
| Street 1: | 119 RIDGE STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,670 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 2473 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8670.000 | 352,400 | 2,400 | 476,100 | 830,900 |
| Total Card | 0.199 | 352,400 | 2,400 | 476,100 | 830,900 |
| Total Parcel | 0.199 | 352,400 | 2,400 | 476,100 | 830,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.99 | /Parcel: 335.9

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 46603

**GIS Ref**

**GIS Ref**

**Insp Date** 06/20/20

!6184!

## PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 331,600 | 0 | 8,670. | 476,100 | 807,700 | 807,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 301,000 | 0 | 8,670. | 476,100 | 777,100 | 777,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 301,000 | 0 | 8,670. | 408,100 | 709,100 | 709,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 301,000 | 0 | 8,670. | 380,900 | 681,900 | 681,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 256,600 | 0 | 8,670. | 326,400 | 583,000 | 583,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 212,800 | 0 | 8,670. | 292,400 | 505,200 | 505,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 212,800 | 0 | 8,670. | 270,700 | 483,500 | 483,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 212,800 | 0 | 8,670. | 258,100 | 470,900 | 470,900 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 20:59:17 |

**LAST REV**

| Date | Time |
|---|---|
| 11/19/20 | 10:32:13 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6184

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| JOSHI PREETI M | 75848-568 | 1 | 10/9/2020 | | 870,000 | No | No | | |
| MARCHIO MARIO A | 65288-562 | | 4/29/2015 | | 689,000 | No | No | | |
| MARCHIO MARIO A | 60086-174 | | 9/25/2012 | Convenience | 1 | No | No | | |
| DESMOND ROBERT | 57451-61 | | 9/15/2011 | Change>Sale | 440,000 | No | No | | |
| DESMOND ROBERT | 52091-308 | | 1/16/2009 | Family | 99 | No | No | | |
| DESMOND ROBERT | 51729-513 | | 9/29/2008 | Family | 99 | No | No | | |
| DESMOND ROBERT | 25121-15 | | 1/13/1995 | | 1 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/12/2019 | 1829 | Wood Dec | 15,000 | C | | | | |
| 10/23/2019 | 1715 | Alterati | 46,952 | O | | | | |
| 8/27/2019 | 1395 | Redo Bas | 34,070 | O | | | | |
| 4/26/2016 | 510 | Solar Pa | 2,000 | O | | | | solar array |
| 5/21/2013 | 718 | Re-Roof | 6,500 | C | | | | |
| 12/16/2011 | 1855 | Redo Kit | 4,200 | | | | | replace kitchen ca |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/19/2020 | SQ Mailed | MM | Mary M |
| 6/20/2020 | Measured | DGM | D Mann |
| 5/3/2016 | Sales Review | PT | Paul T |
| 4/12/2016 | SQ Returned | EMK | Ellen K |
| 3/31/2016 | I & E Return | MM | Mary M |
| 4/30/2014 | External Ins | PC | PHIL C |
| 6/19/2013 | Info Fm Prmt | EMK | Ellen K |
| 12/15/2012 | MLS | EMK | Ellen K |
| 6/27/2012 | Left Notice | JBS | JOHN S |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 46603 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8670 | | Sq. Ft. | Site | | 0 | 70. | 0.78 | 4 | | | | | | | | | 476,071 | | | | | | 476,100 | |

Total AC/HA: 0.19904 | Total SF/SM: 8670 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,071 | Spl Credit | Total: 476,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 21 - Split Level | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 2 - Clapboard | 5 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1960 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.22127318 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 115.435 |
| Other Features: | 109500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 432966 |
| Depreciation: | 80532 |
| Depreciated Total: | 352434 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 5 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

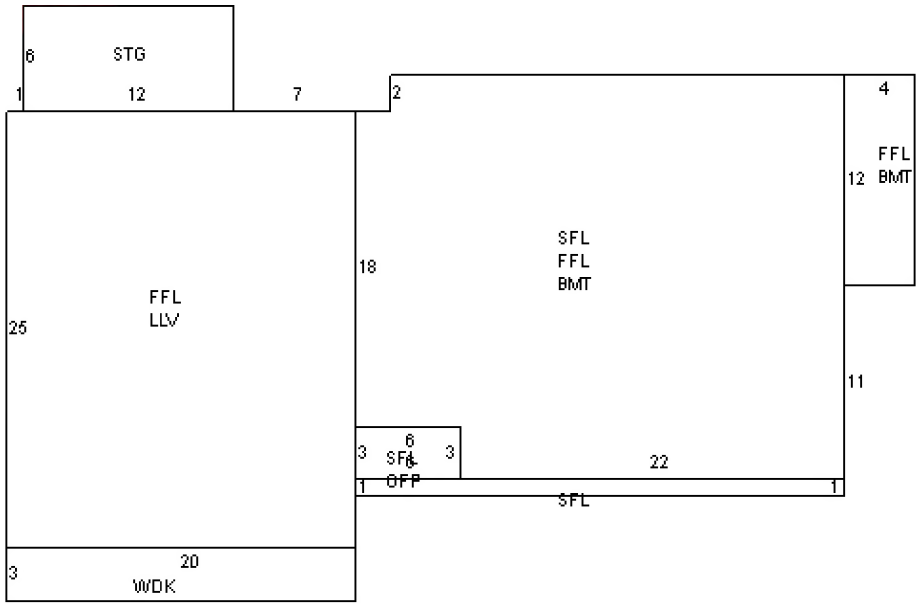
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 5 | M |
| Totals | | | |
| 1 | 8 | 5 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,170 | 115.440 | 135,059 |
| BMT | Basement | 670 | 47.620 | 31,903 |
| SFL | Second Floor | 668 | 115.440 | 77,111 |
| LLV | Lower Level | 500 | 75.320 | 37,661 |
| STG | Storage | 72 | 8.730 | 629 |
| WDK | Deck | 60 | 15.920 | 955 |
| OFP | Open Porch | 18 | 43.780 | 788 |
| | Net Sketched Area: | 3,158 | Total: | 284,106 |
| Size Ad | 1838 | Gross Are | 3158 | FinArea 2473 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | | |
| LLV | 100 | FLA | 60 | A | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 126.98 |
| Special Features: | 0 | Val/Su Net: | 111.59 |
| Final Total: | 352400 | Val/Su SzAd | 191.73 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 074.0-0002-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | Wood Deck | D | Y | 1 | 8X20 | G | GD | 2020 | 15.31 | T | 3.8 | 101 | | | 2,400 | | | 2,400 |

| More: | N | Total Yard Items: | 2,400 | Total Special Featues: | | Total: | 2,400 |
|---|---|---|---|---|---|---|---|